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**TORRANCE CITY COUNCIL – MAY 15, 2012**

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At 11:19 p.m., the meeting was adjourned to Tuesday, May 22, 2012 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

May 15, 2012

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 7:03 p.m. on Tuesday, May 15, 2012 in the City Council Chamber at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Barnett, Brewer, Furey, Numark, Rhilinger, Sutherland, and Mayor Scotto.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, and other staff representatives.

**2. FLAG SALUTE/INVOCATION**

The flag salute was led by Donna Duperron.

The non-sectarian invocation was given by Councilmember Rhilinger.

**3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA / MOTION TO  
WAIVE FURTHER READING**

City Clerk Herbers reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, May 10, 2012.

**MOTION:** Councilmember Barnett moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Rhilinger and passed by unanimous vote.

**4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS – None.**

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Rhilinger reminded viewers that in support of Bike to Work Day on Thursday, May 17, Torrance Transit System and the Municipal Area Express (MAX) will offer free rides to all bicyclists. She noted that all passengers have to do to qualify for the free fare is board the bus with a bicycle or helmet and cyclists may stop by our city sponsored pit-stop in front of City Hall between 6 a.m. and 8 a.m. for refreshments.

Councilmember Brewer announced that the 53<sup>rd</sup> Annual Armed Forces Day Parade and Celebration will be held Friday, May 18, through Sunday, May 20, which will include displays at the Del Amo Fashion Center and the parade on Saturday, May 19, along Torrance Boulevard at 1:30 p.m.

Councilmember Brewer announced that the U.S. Air Force Band of the Golden West will be performing free concerts on Friday, May 18, at 1:30 p.m. and 7:30 p.m. in the Armstrong Theatre and tickets will be available beginning at 10:00 at the box office.

City Clerk Herbers announced that the Primary election will be held on Tuesday, June 5 and voter registration will be available until Monday, May 21. She noted that voting districts have changed and polling locations may have changed and that voter information is available on the Los Angeles County Registrar website at [www.LAVote.net](http://www.LAVote.net) or [www.SmartVoter.org](http://www.SmartVoter.org).

Mayor Scotto asked that the meeting be adjourned in memory of retired fire captain Robert Henderson who passed away May 9 at the age of 67.

Mayor Scotto asked that the meeting also be adjourned in memory of Arthur "Art" Callen who passed away May 14 at the age of 90.

**6. COMMUNITY MATTERS**

**6A. RESOLUTION NO. 2012-47 RE 53<sup>RD</sup> ANNUAL ARMED FORCES DAY PARADE AND CELEBRATION**

**RESOLUTION NO. 2012-47**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
DECLARING MAY 18 THROUGH MAY 20 FOR OBSERVANCE OF THE  
**53RD ANNUAL ARMED FORCES DAY PARADE AND CELEBRATION**

**MOTION:** Councilmember Brewer moved to adopt Resolution No. 2012-47. The motion was seconded by Councilmember Sutherland and passed by unanimous vote.

Mayor Scotto presented the resolution to Police Lieutenant D'anjou.

Lieutenant D'anjou reported that the parade's Grand Marshal, Secretary of the Air Force Michael B. Donley, is a Torrance native and graduate of South High. He noted that for the first time free valet bike parking will be available for parade-goers and encouraged the public to check the City's website for parade information.

**6B. RESOLUTION NO. 2012-48 RE MICHAEL B. DONLEY**

**RESOLUTION NO. 2012-48**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
EXPRESSING APPRECIATION TO **MICHAEL B. DONLEY**, SECRETARY OF  
THE UNITED STATES AIR FORCE FOR SERVING AS GRAND MARSHAL OF  
THE 53RD ANNUAL ARMED FORCES DAY PARADE AND OBSERVANCE

**MOTION:** Councilmember Brewer moved to adopt Resolution No. 2012-48. The motion was seconded by Councilmember Sutherland and passed by unanimous vote.

*To be presented at a later date.*

**6C. ACCEPTANCE/ APPROPRIATION OF EXXONMOBIL CORPORATION DONATION FOR 8<sup>TH</sup> GRADE LEADERSHIP PROGRAM**

**Recommendation**

Recommendation of the Police Chief that City Council to accept and appropriate a \$5,000 donation from ExxonMobil Corporation to sponsor the 8th Grade Leadership Program.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Rhilinger and passed by unanimous vote.

ExxonMobil Torrance Refinery Manager Pablo Borgnino presented the donation to Mayor Scotto, who expressed appreciation for the generous donation.

**6D. ACCEPTANCE/ APPROPRIATION OF EXXONMOBIL DONATION FOR 2012 YOUTH DEVELOPMENT PROGRAM**

**Recommendation**

Recommendation of the City Manager that City Council:

- 1) Accept a \$50,000 donation from ExxonMobil Corporation;
- 2) Appropriate the \$50,000 donation to the 2012 Youth Development Program;
- 3) Transfer the remaining appropriation of \$9,400.25 from the 2011 Green Team (FEAP #759) to the 2012 Youth Development Program to total \$59,400.25; and
- 4) Authorize payment to Torrance Unified School District (TUSD) for the 2012 Youth Development Program in an amount not to exceed \$14,981.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Rhilinger and passed by unanimous vote.

Mayor Scotto reported that the new 2012 Youth Development Program, a summer job placement and career exploration program with focus on science, technology, engineering and math, is replacing the Green Team program supported by ExxonMobil since 1990 and noted that 25 Torrance teens will participate in the program.

ExxonMobil Torrance Refinery Manager Pablo Borgnino presented the donation to Mayor Scotto, who expressed appreciation for the support ExxonMobil provides for various City programs.

**6E. PROCLAMATION HONORING FRITZ SCHMID**

Mayor Scotto presented a proclamation to Fritz Schmid honoring him for his outstanding contributions and dedicated service to the youth of the community as a volunteer for the American Youth Soccer Organization (AYSO) from 1965 to 1979.

**6F. PROCLAMATION HONORING SIGI SCHMID**

Mayor Scotto presented a proclamation to Coach Sigi Schmid honoring him for his outstanding contributions and dedicated service to the youth of the community as a volunteer for the American Youth Soccer Organization (AYSO) from 1969 to 1972.

**6G. ANNOUNCEMENT OF AYSO 2014 NATIONAL GAMES**

American Youth Soccer Organization National Executive Director Tom Tobin announced that the AYSO 2014 National Games will be held in Torrance in July 2014 and over 500 teams are expected to participate.

**6H. RECOGNITION OF TORRANCE POLICE OFFICERS AND TORRANCE EXPLORERS BY PEDIATRIC BRAIN TUMOR FOUNDATION**

Mayor Scotto introduced Monique Filips, Los Angeles Ride for Kids Program Media Coordinator, who recognized Torrance Police Officers and Torrance Explorers for their assistance with the "Ride for Kids" motorcycle ride benefiting the Pediatric Brain Tumor Foundation.

**6I. PROCLAMATION RE "BLUE RIBBON WEEK"**

Mayor Scotto presented a proclamation declaring the week of May 13 through May 19 as **Blue Ribbon Week** in the City of Torrance, and proclaiming May 16 as *California Peace Officers Memorial Day* to Police Sergeant Uyeda.

Sergeant Uyeda invited the public to attend the Torrance Police Department memorial service honoring those who have lost their lives in the line of duty on Wednesday, May 16, at 10:00 a.m. in the Toyota Meeting Hall.

**6J. PROCLAMATION RE "SMALL BUSINESS WEEK"**

Mayor Scotto presented a proclamation declaring the week of May 20 through May 26 as **Small Business Week** in the City of Torrance to Ron Hottes, Business Team; Delia Guan, Chamber Representative, Business Team; Laura Bruno, Chamber Representative, Co-working Plus; Mike Grimshaw, President, South Bay Entrepreneurial Center; and Lee Petillion, Chairman and Secretary, South Bay Entrepreneurial Center

**7. ORAL COMMUNICATIONS #1**

**7A.** Councilmember Sutherland announced that the Western Museum of Flight will be raffling off seats on three airplanes performing flyovers during the Armed Forces Day Parade, with additional information available at [www.WMOF.com](http://www.WMOF.com).

**7B.** Donna Duperron, Torrance Area Chamber of Commerce, invited the public to attend the State of the City address and luncheon on Thursday, May 24, and the State of Education address and luncheon, on Friday, June 1, with additional information available by calling the Chamber at 310.543.3113.

**7C.** Debbie Hays, Torrance Historical Society, announced that free walking tours of Downtown Torrance will begin this Sunday, May 27, at 1:30 p.m. beginning in front of the museum located at 1345 Post Avenue and lasting approximately 90 minutes.

**7D.** John Powers, Cultural Services Division, announced that the Works in Progress Visionaries series will highlight poet Amy Lowell on Wednesday, May 30, and L. Frank Baum, the creator of the *Wizard of Oz*, on Wednesday, June 27, with both performances to be held in the Nakano Theatre at 7:00 p.m.

**7E.** Janet Payne, Torrance Centennial Committee, announced that a ceremony will be held at the Veterans Memorial Wall located on the corner of Maple Avenue and Torrance Boulevard on Memorial Day, Monday, May 28, at 3:00 p.m., noting that the Torrance Historical Society is in the process of researching all the Torrance veterans whose names are on the wall.

**7F.** Todd Hays, Old Torrance Neighborhood Association, invited the public to attend OTNA's meeting on Wednesday, May 16, featuring Police Chief John Neu who will be speaking on the criminal justice realignment.

**7G.** Brenda Wong, Tony Roma's Group Sales Manager, announced that as a gesture of gratitude, Tony Roma's restaurant at the corner of Crenshaw and Lomita Boulevard is inviting members of the military and police and fire personnel to dine for free during the Armed Forces Day celebration Friday, May 18, through Sunday, May 20.

**7H.** Judy Brunetti, co-president of Riviera Homeowners Association, requested that the City Council consider adopting a tree ordinance for the Hillside Overlay area and submitted a petition with over 300 signatures. She stated that Rancho Palos Verdes and Rolling Hills Estates have tree ordinances, which have been successful in balancing the rights of tree owners and view seekers.

**7I.** Hope Witkowsky, Torrance, urged the City Council to consider adopting a tree ordinance. Using real estate sales figures to illustrate, she noted that homes with a view command a much higher price than those without so overgrown trees can directly affect property values.

**7J.** Karen Harrison, Village Palos Verdes, reported that a property owner below her condominium complex was required to remove trees when a second-story addition was approved in 2006, however, since that time new trees have been planted that have eliminated her ocean view as well as others in the complex, submitting photographs to illustrate.

Mayor Scotto noted that several complaints have been received regarding overgrown trees at this condominium complex that are obstructing views on Calle Mayor.

**7K.** Judy English, Torrance, submitted a letter from Gene Kusion, Camino de Encanto, in support of a tree ordinance.

**7L.** Cindy Constantino, Torrance, expressed support for a tree ordinance modeled on the one adopted by Rancho Palos Verdes.

**7M.** Michael Bahe, Village Palos Verdes, noted his intention to ask the HOA board at his complex to address concerns about overgrown trees that are obstructing views.

**7P.** Gavin Wasserman, West Torrance Homeowners Association, announced that Police Chief Neu will be speaking on criminal justice realignment at the HOA's meeting on Monday, May 21, at 7:00 p.m. at La Romeria Park.

The Council briefly recessed from 8:38 p.m. to 8:50 p.m.

Agenda Item 13A was considered out of order at this time.

**13A. SECOND PUBLIC HEARING/ WORKSHOP ON PROPOSED REVISIONS TO 2<sup>nd</sup> YEAR OF 2011-2013 OPERATING BUDGET**

**Recommendation**

Recommendation of the Finance Director that City Council conduct the second public hearing and budget workshop regarding proposed revisions to the 2nd year of the City of Torrance two-year 2011-2013 Operating Budget.

Mayor Scotto announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

Finance Director Tsao advised that the City Manager was proposing the following revisions based on last week's public hearing/ budget workshop:

1. Use one-time funds of \$25,000 for marketing efforts for Community Services classes and Cultural Arts Center facilities.
2. Restore funding for Cable coverage of community events by using \$60,000 in PEG (Public, Educational and Government Access) funds for equipment failure/upgrades currently in Cable's operating budget instead of using franchise fees.
3. Decrease the use of Prop C funds for street maintenance by \$35,000 to \$240,000 for FY2012-13.

Councilmember Sutherland voiced objections to shifting PEG funds to the General Fund.

City Manager Jackson suggested that the Council could specify that the \$60,000 in PEG funds be used for General Fund activities directly related to communications with the community.

Councilmember Numark voiced his opinion that the use of PEG funds as proposed for equipment failure/upgrades is consistent with the restrictions placed on these funds and there was no need to restrict the use of these funds any further. He related his belief that unrestricted cable franchise fees are just another source of income like property taxes, business license fees, and utility user taxes, and he saw no reason why they should be restricted to cable-related uses only.

City Manager Jackson reviewed the items recommended for discussion during the 2013-2015 Operating Budget: 1) Staffing for maintenance of acquired sports field (court property); 2) Strategic Plan Three-Year Cycle Update; 3) Resources for outreach to a second Sister City; and 4) Funding for 2014 Rose Float.

In response to Mayor Scotto's inquiry, City Manager Jackson advised that the proposed budget includes no provisions should there be a shortfall in fundraising for the 2013 Rose Float, but staff could explore the one-time use of capital funds if this becomes an issue.

At Councilmember Brewer's request, Finance Director Tsao discussed the potential impact of the recently announced \$16 billion shortfall in the State budget.

Mayor Scotto invited public comment.

James McGee, Torrance, related his belief that Police and Fire personnel are overpaid, stating that members of the military face more danger but are paid a fraction of these salaries. He also cited the salaries of the City Manager, City Attorney, Police Chief and the Fire Chief.

City Manager Jackson noted that a survey in the staff report (Attachment B) indicates that the salary for entry-level police officers in Torrance is in the mid-range for comparable cities.

John Bailey, Torrance, questioned the use of \$25,000 to hire an outside consultant to market Community Services classes and Cultural Arts Center facilities, relating his belief that this should be done by City staff.

Mayor Scotto noted that he proposed at the last meeting that the \$25,000 be used to reduce fees rather than hiring a consultant.

City Manager Jackson explained that it is hoped that the consultant will increase revenues from classes and facility rentals to offset the \$25,000 expenditure.

Chuong Vo, president of Torrance Police Officers Association, thanked the Mayor and Council for recognizing the additional burden that will be placed on the Police Department due to AB 109, the criminal justice realignment, and for making provisions to add four police officer positions over the next two years. He offered his assurance that officers will continue to do their job to the best of their ability even though resources have been stretched very thin.

Mark Stephenson, Torrance, contended that Police and Fire salaries/pension costs are an inequitable use of City resources. He questioned whether there was an estimate of the number of criminals who will be residing in Torrance as a result of the criminal justice realignment.

Police Chief Neu explained that over 70% of serious crimes committed in Torrance are by people who do not live in Torrance; that the criminal population in L.A. County is the largest in any of the 58 counties in California; and this criminal population is estimated to grow by 50,000 people by the end of 2014 due to the implementation of AB 109.

Newt Young, Torrance, expressed concerns that the City's projections are overly optimistic and the budget is being balanced using "smoke and mirrors." He voiced objections to the City's policy of no lay-offs of employees and to the City's paying of the employee's portion of contributions to CalPERS, relating his understanding that the City has \$200 million in unfunded pension benefits. He suggested that the City Manager pay his own 7% employee contribution to CalPERS as an example for other employees.

Mayor Scotto reported that the City Manager turned down a 7% pay raise that was offered to him approximately five years ago.

Mayor Scotto requested that the Madrona Marsh Nature Center and Preserve budget be looked at for potential cuts should additional budget cuts be necessary in the future, noting that direct and indirect costs total almost \$700,000 per year.



Mayor Scotto, echoed by Councilmember Rhilinger, requested that the subsidies for Community Services programs and classes be reexamined. He related his belief that some programs, such as the Senior Excursion program, merit a higher subsidy, while the subsidy for others could be cut. In the case of the Torrance Art Museum, he suggested looking at the number of people who visit the museum to evaluate the cost versus benefit. He noted that some cities rent out museums for private events so it could potentially generate revenue and not require 100% subsidy.

City Manager Jackson recommended referring the matter to the Citizen Development and Enrichment Committee.

Councilmember Barnett voiced support for having the Citizen Development and Enrichment Committee reexamine the subsidies for Community Services programs and classes. He suggested that the committee also look at how subsidies have changed over the years, recalling that at the time Dee Hardison was mayor, the City Council adopted a different subsidy strategy. He also suggested exploring the impact of fee increases on the rental of facilities.

**MOTION:** Councilmember Sutherland moved to close the public hearing. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

**MOTION:** Councilmember Rhilinger moved to concur with the staff recommendation to accept the revisions to the 2<sup>nd</sup> year of the 2011-2013 Operating Budget as presented and to refer subsidy issues regarding Community Services programs and classes to the Citizen Development and Enrichment Committee. The motion was seconded by Councilmember Numark and discussion briefly continued.

Councilmember Furey related his preference that the \$25,000 allocated for hiring a consultant to market Community Services classes/Cultural Arts Center facilities be used instead to lower fees. He offered a substitute motion to this effect which died for a lack of a second.

Councilmember Numark voiced his opinion that the \$25,000 would be better spent on marketing because increasing participation in classes would reduce the per student cost, thereby lowering the level of subsidy. He suggested that Cultural Arts Center facilities would also benefit from marketing in order to generate more rental revenue. He clarified that he intended that most of the \$25,000 should be spent on sales support tools with the contractor to be paid on a performance basis.

Mayor Scotto expressed concerns that \$25,000 might not be enough money to even hire a consultant let alone pay for marketing materials.

City Manager Jackson cited other performance-based contracts with which the City has had success.

Councilmember Sutherland indicated that he supported the budget revisions as proposed except for the \$60,000 in PEG funding, which he would like specified for use in IT (Information Technology).

Mayor Scotto called for a vote on the motion on the floor.

**MOTION:** Councilmember Rhilinger moved to concur with the staff recommendation to accept the revisions to the 2<sup>nd</sup> year of the 2011-2013 Operating Budget as presented and to refer subsidy issues regarding Community Services programs and classes to the Citizen Development and Enrichment Committee. The motion was seconded by Councilmember Numark and passed by a 6-1 vote, with Councilmember Sutherland dissenting.

Agenda Item 12B was considered out of order at this time.

**12B. RESOLUTION APPROVING ANNUAL APPROPRIATIONS FOR 2012-2013 OPERATING BUDGET**

**Recommendation**

Recommendation of the City Manager and the Finance Director that Council adopt a Resolution approving the annual appropriations for the 2<sup>nd</sup> year (fiscal year 2012-2013) of the two year 2011-2013 Operating Budget.

**RESOLUTION NO. 2012-50**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
ADOPTING REVISIONS TO THE 2<sup>ND</sup> YEAR OF THE TWO YEAR 2011-2013  
OPERATING BUDGET PLAN ESTABLISHING THE ANNUAL APPROPRIATION  
FOR THE 2012-2013 FISCAL YEAR AND ESTABLISHING THE ANNUAL  
APPROPRIATION FOR THE CITY'S 2012-2013 CAPITAL BUDGET

**MOTION:** Councilmember Brewer moved to adopt Resolution No. 2012-50. The motion was seconded by Councilmember Barnett and passed by a 6-1 vote, with Councilmember Sutherland dissenting.

**9. COMMUNITY SERVICES**

**9A. LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT GRANT APPLICATION**

**Recommendation**

Recommendation of the Community Services Director that City Council adopt a Resolution approving a grant application for improvements at Pueblo Park through a grant from the Los Angeles County Regional Park and Open Space District.

Sr. Administrative Analyst Orpe reported that the \$150,000 L.A. County Regional Park and Open Space Grant was awarded in July 2011; that no matching funds are required; and that staff was recommending that it be used to provide new play equipment and a pre-fabricated permanent bathroom at Pueblo Park.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Rhilinger and passed by unanimous vote.

Councilmember Furey thanked L.A. County Supervisor Don Knabe for his assistance in obtaining this grant.

## **RESOLUTION NO. 2012-49**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE APPLICATION FOR EXCESS GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR A PREFABRICATED RESTROOM AND THE REPLACEMENT OF PLAY EQUIPMENT AT PUEBLO PARK

**MOTION:** Councilmember Brewer moved to adopt Resolution No. 2012-49. The motion was seconded by Councilmember Sutherland and passed by unanimous vote.

The Council briefly recessed from 10:09 p.m. to 10:21 p.m.

### **10. PLANNING AND ECONOMIC DEVELOPMENT**

#### **10A. REVIEW OF UPDATED PRELIMINARY ARCHITECTURAL CONCEPT FOR TORRANCE TRANSIT PARK AND RIDE REGIONAL TERMINAL**

##### **Recommendation**

Recommendation of the Public Works Director that City Council review the updated preliminary architectural concept from the May 1, 2012 City Council meeting, Item 12F, and provide direction regarding Torrance Transit Park and Ride Regional Terminal (FEAP #764) located at 465 Crenshaw Boulevard.

Engineering Manager Semaan reported that the architectural concept for the Torrance Transit Park and Ride Regional Terminal has been revised based on comments received at the May 1, 2012 Council meeting. He noted that if the Council concurs with the revised design, staff will schedule a workshop on June 5, 2012 to discuss architectural finish materials and fenestrations.

With the aid of slides, Aaron Kelly, RNL Associate Principal, reviewed the revised architectural concept for the terminal. He noted that public areas and retail space have been relocated to the first floor for better circulation; that canopies have been added to provide protection from the elements; and that retail space has been designed to provide greater flexibility in terms of the size of the tenant space.

Mayor Scotto suggested that the stairs and elevator shaft be moved to other side of the building to provide better visibility for retail uses; that the operations building be moved closer to Crenshaw in order to enlarge the promenade so escalators can be added in the future; and that the pedestrian pathway to the bus platform be clearly defined. Mr. Kelly agreed to explore these revisions.

Councilmember Sutherland, echoed by Councilmember Rhilinger and Councilmember Barnett commented positively on the revised project.

Charles Deemer, Torrance, asked about the possibility of enlarging the parking structure since adequate parking is critical to the success of the terminal.

Mayor Scotto advised that the City intends to apply for additional Measure R funds to expand the parking garage from 300 to 500 spaces in the first phase, but it is uncertain if the funding will be approved.

Councilmember Brewer asked about the viability of the retail space.

Mr. Kelly reported that the project includes approximately 6,000 square feet of retail space, which market studies indicate is viable, noting that the space can be configured to accommodate a variety of uses, including rent-a-car firms and business offices.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Rhilinger and passed by unanimous vote.

## **12. ADMINISTRATIVE MATTERS**

### **12A. TERMINATION OF FARMING AGREEMENT AND DEVELOPMENT OF REQUEST FOR PROPOSAL RE LAND AT TORRANCE AIRPORT**

#### **Recommendation**

Recommendation of the City Manager that City Council approve a Termination of Farming Agreement by and between the City of Torrance, a municipal corporation ("City"), and The 2008 Tom T. and Mayako Ishibashi Family Trust ("Lessee") and authorize the development of a Request for Proposal for re-use of the farm area at Torrance Municipal Airport Zamperini Field.

Assistant to the City Manager Sunshine reported that the Ishibashi family, which has been farming an area at the airport since 1949, has requested the termination of the farming agreement due to the passing of Tom Ishibashi. He advised that staff was recommending that a Request for Proposal be developed for another farm use since it provides for a small amount of income and relieves the City from having to maintain this large acreage of land. He noted that an email was received from Barry Jay, president of Torrance Airport Association, that included an Advisory Circular from the FAA recommending that farm uses not be allowed near airports, however the advisory is primarily directed at airports that take federal funds. He offered to research this issue while the RFP is developed.

Councilmember Brewer questioned whether the City has received complaints about birds at the airport since this was Mr. Jay's rationale for recommending against having a farm use at this location.

Assistant to the City Manager Sunshine recalled that the only time complaints were received about birds was when vegetation became overgrown on property the City maintains, not the area being farmed. He indicated that he was not aware of any reported incidents involving bird strikes at Torrance Airport.

City Manager Jackson pointed out that large expanses of open space attract birds regardless of whether there is grass, crops or weeds.

Councilmember Numark asked about possible alternatives to farm uses.

Assistant to the City Manager Sunshine advised that there is no other use for this land so the City would have to bear the expense of maintaining it. He explained that it was not feasible to pave it because it is used to control rain water runoff and no structures can be built on it because it is in the Runway Protection Zone.

In response to Councilmember Numark's inquiry, Public Works Director Beste indicated that he did not have an estimate of the cost to maintain the land at this time but it would require additional staff.

City Manager Jackson offered to provide information on the cost of maintenance when staff returns with the RFP.

Councilmember Numark recommended that the RFP and any future contracts for farm uses include maintenance standards for the property.

City Attorney Fellows advised that the issue of bird strikes is something the City should explore in conjunction with this contract and suggested that the Airport Commission would likely be the best place to start.

Councilmember Brewer related his understanding that the existing fruit stand on Crenshaw is going to be demolished. Assistant to the City Manager Sunshine explained that Tom Ishibashi had asked that the fruit stand be torn down due to concerns that another farmer would take it over and trade on the Ishibashi name.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Numark and passed by unanimous vote.

**12B. RESOLUTION APPROVING ANNUAL APPROPRIATIONS FOR 2012-2013 OPERATING BUDGET**

Considered out of order, see pages 6-9.

**13. HEARINGS**

**13A. RESOLUTION APPROVING ANNUAL APPROPRIATIONS FOR 2012-2013 OPERATING BUDGET**

Considered out of order, see page 9.

**17. ORAL COMMUNICATIONS #2**

**17A.** Councilmember Sutherland noted that today is "Chocolate Chip Cookie Day."

**17B.** Councilmember Brewer reminded the public that the Armed Forces Day Parade and Celebration will be held this weekend and that tickets for the free concert by the U. S. Air Force Band of the Golden West will become available tomorrow morning beginning at 10:00 a.m. at the Armstrong Theatre box office.

**17C.** Councilmember Furey announced that the El Camino College Art Department will be holding an open house on Friday, May 18, from 6:00-9:00 p.m., which will include studio demonstrations and media presentations.

**17D.** Councilmember Numark announced that the Torrance Symphony will be holding a fundraiser on Saturday, May 19, featuring the Palos Verdes Symphonic Band.

**17E.** Mayor Scotto encouraged the public to honor our military and express appreciation for the sacrifices they make by attending the Armed Forces Day Parade on Saturday, May 19.

**17F.** City Manager Jackson thanked City departments for their efforts to provide supplemental budget information within a very short timeframe.

**18. EXECUTIVE SESSION**

None.

**19. ADJOURNMENT**

At 11:19 p.m., the meeting was adjourned to Tuesday, May 22, 2012 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

Attest:

/s/ Frank Scotto

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers, CMC  
City Clerk of the City of Torrance

Approved on June 19, 2012